

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD OCTOBER 12, 1982

PRESENT:

Grant S Nielson	Mayor
Don Bird	Council Member
Max Bennett	Council Member
Don Dafoe	Council Member
Ruth Hansen	Council Member
Willis Morrison	Council Member

OTHERS PRESENT:

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Steve Littlefield	Parks and Recreation Director
Neil Forster	Public Works Superintendent
Pat Davies	City Clerk

Jerry Rowan
 Don Daly
 Jim Robson
 Nancy Oppenheimer
 Corinne Murry
 Roger Stowell
 Russell Limb
 Walt Limb
 Bill Hansen
 Gerald Meadows
 Tom Greenwood

Mayor Nielson called the meeting to order at 8:00 p.m. and stated that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by personal delivery of copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

The minutes of a regular City Council meeting held October 4, 1982 were presented to the Council Members. Council Member Ruth Hansen MOVED to accept the minutes as presented. Council Member Max Bennett SECONDED the motion which carried unanimously.

ACCOUNTS PAYABLE

The accounts payable were presented to the council members by Dorothy Jeffery. Councilman Max Bennett MOVED to pay the bills as presented. The

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motion was SECONDED by Council Member Don Dafoe and the motion carried unanimously.

RANCHO MOBILE HOMES: PARK DEVELOPMENT

Mayor Grant Nielson reminded the Council that the City is working on a park development plan for the Rancho Mobile Homes park dedication and asked Parks and Recreation Director Steve Littlefield to present his draft of the park development plan. Mr. Littlefield said that the plan is softd on usage of the park, money available and maintenance requirements. He listed by priority the items which he recommended for the community park beginning with a basketball court. He suggested that the open areas be covered with pea gravel to avoid the initial expense of a sprinkling system and lawn and also the long-term maintenance expense. There was discussion concerning the relative merits of covered pavillions, exercise paths, rest stations, and a basketball court. Council members agreed that a neighborhood type dirt softball field would be desirable and asked Mr. Littlefield to proceed with the park plans and include a baseball field.

PROPOSED AIRFONE LEASE

City Attorney Warren Peterson reminded the Council of the original lease agreement of the airport property proposed by Airfone and the concerns which were expressed at a previous meeting. Mr. Peterson then outlined the lease which he has written and expanded on points of the contract. Councilman Bennett expressed concern that the FAA might not approve the installation because of possible radio interference. Mr. Bishop told the Members that according to the contract the City has with FAA, approval of the contract with Airfone will have to be received from FAA. Mr. Bishop recommended that the item be tabled until transactions could be completed and until Airfone receives approval from FAA.

DELTA ESTATES: NORTHEAST ANNEXATION

Mr. Tom Greenwood reported to the Council the progress being made on an annexation proposal by the residents in Delta Estates. He said that the proposal included only the Delta Estates and the Rex Day property where Rex Day's offices are located. Mr. Greenwood told the Council that the estimated total cost of water and sewer installation and related costs are about \$138,230.00. Mr. Greenwood said that the property owners in Delta Estates would like to reduce those costs by providing labor to install the water system under the auspices of a licensed contractor and inspector. He said that this would represent a substantial savings. He further stated that the proposed plans would be submitted to the State Health Department for approval. It was revealed by Mr. Greenwood that the park dedication land needed would be provided by an anonymous benefactor. There was discussion on restrictive covenants which the residents might establish and the Council Members pointed out that if the City waives the road improvement requirements, the residents could not require those amenities and that if the area goes into an improvement district, the whole area would have to be included.

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Mr. Greenwood said that the group of property owners would come back to the Council with a final plan as soon as possible and would continue to work with the City staff on annexation problems concerning Northeast Annexation.

HUD GRANT PROPOSAL AND AGREEMENT

City Engineer John Quick outlined a proposal to use the \$21,000.00 granted to the City by HUD for sidewalk improvement in the area near the South Elementary School on Center Street. Mr. Quick said that he estimated the costs of the sidewalk project to be: design - \$1,500.00, administration - \$630.00, construction stake out - \$1,000.00 and with the 5% contingency fee, he said that about \$16,820.00 would be left for construction. Mr. Quick estimated that a 4 foot sidewalk would cost about \$5.75 a foot and a 5 foot sidewalk about \$7.00 a foot. Those present discussed the most feasible places to put the sidewalk within the parameters of the grant agreement. Mr. Bishop said that the City needs to finalize the proposal and draw up a budget to show HUD how the grant monies will be spent. Councilman Don Bird MOVED to approve the sidewalk construction project subject to those changes agreed upon by the Council and further moved to authorize the Mayor to sign the agreement. Councilman Don Dafoe SECONDED the motion which carried unanimously.

HURRICANE SAND AND GRAVEL: SEWER PROJECT PHASE I

Mr. Walt Limb and Mr. Russell Limb, owner of Hurricane & Gravel, discussed with Council some problems they have had on the construction of the Delta City Sewer Improvement Project Phase I. Mr. Walt Limb described how the repairs on 386 feet of damaged section will be performed. Mr. John Quick said that his biggest concern is to make sure that the repair procedures work and that no more time or effort is wasted on the project. Mr. Quick recommended that Hurricane Sand & Gravel be paid for the work completed and stated that the 5% contingency fee of \$15,731.98 would cover the repairs on the 386 feet of damaged or crooked pipeline and that the fee should be retained until final inspection is completed. Councilman Bird MOVED to pay Hurricane Sand & Gravel the amount due on the work done to date on Phase I of the Sewer Improvement Project withholding the usual retainage. The motion was SECONDED by Councilman Bennett and the motion carried unanimously. Mr. Quick stated that he would prepare a bill. Mr. Russell Limb asked the City to waive all penalties due because of not meeting their contract completion date. The penalty would be \$12,000.00, if computed on a calendar basis or \$8,800.00 if computed on working days since the contract expired July 26, 1982. Mayor Nielson stated that it was a consensus of the Council to not waive the penalties at this time.

OTHER BUSINESS

Councilman Bird mentioned to those present that he has received a request from some citizens for parking lanes to be painted in front of the Senior

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Citizens Center. It was decided to paint those lines.

Councilman Dafoe informed those present that AT&T has some carbon dioxide fire extinguishers which can be donated to the Fire Department, if needed.

Mr. Vance Bishop told the Council that John Rowlette has filled his probationary period as an employee with Delta City and that Mr. Neil Forster, Public Works Superintendent, recommends that Mr. Rowlette be accepted as a permanent employee with all benefits and that he be given a 2-step increase. Councilman Dafoe MOVED to promote John Rowlette 2 steps and to give Mr. Rowlette permanent employee status. Councilman Bird SECONDED the motion which carried unanimously.

Mr. Bishop gave the Council copies of the bid received from Manis-Leavitt on comprehensive and collision insurance on the new City truck and on the police cars which have not yet arrived. It was decided to cover the truck now and to wait for the new cars before a decision is made.

Mr. Roger Stowell, IPA representative, presented to Council another counter proposal to a request from Delta City for financial help with a new City building. This last proposal by IPA, said Mr. Stowell, is for a minimum of \$225,000.00 and a maximum guarantee of \$500,000.00 with a requirement for the City to provide \$75,000.00. There was a lengthy discussion on impact alleviation, sales and use tax and possible revenue sources. It was agreed by the Council Members that the Mayor and the City Administrator should continue to negotiate with IPA.

At 10:55 Council Member Ruth Hansen MOVED to go into an executive session for the purpose of discussing the Chief of Police position. The motion was SECONDED by Councilman Dafoe and carried unanimously.

At 11:30 Councilman Dafoe MOVED and Council Member Hansen SECONDED a motion to reconvene into open meeting. The motion carried unanimously.

Councilman Bennett MOVED and Councilman Dafoe SECONDED to adjourn the meeting. The motion carried unanimously and the Mayor adjourned the meeting until 6:00 p.m. on October 18, 1982


City Recorder Dorothy Jeffery


Mayor Grant S Nielson